



200 Boswall Parkway
Edinburgh EH5 2LT
Offers Over £235,000

Caesar & Howie
Solicitors & Estate Agents



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An excellent home which will suit a variety of buyers is offered from this immaculately presented and fully renovated, four bedroom duplex apartment. The property is set within a well established and popular residential location. It boasts well proportioned accommodation throughout, modern kitchen, bathroom and shower room. It further benefits from triple glazing, ample garden ground and off street parking. It is ideally located within easy reach of all local amenities, schooling at all levels, and excellent road links make it ideal for the commuter. Early viewing is highly recommended to fully appreciate this property and its position.

- **Entrance stair & hallway**
- **Spacious lounge**
- **Modern kitchen**
- **Four bedrooms**
- **Modern shower room & bathroom**
- **Gardens & parking**
- **GCH & triple glazing**
- **Council Tax Band: C**
- **Energy Efficiency Rating: C**

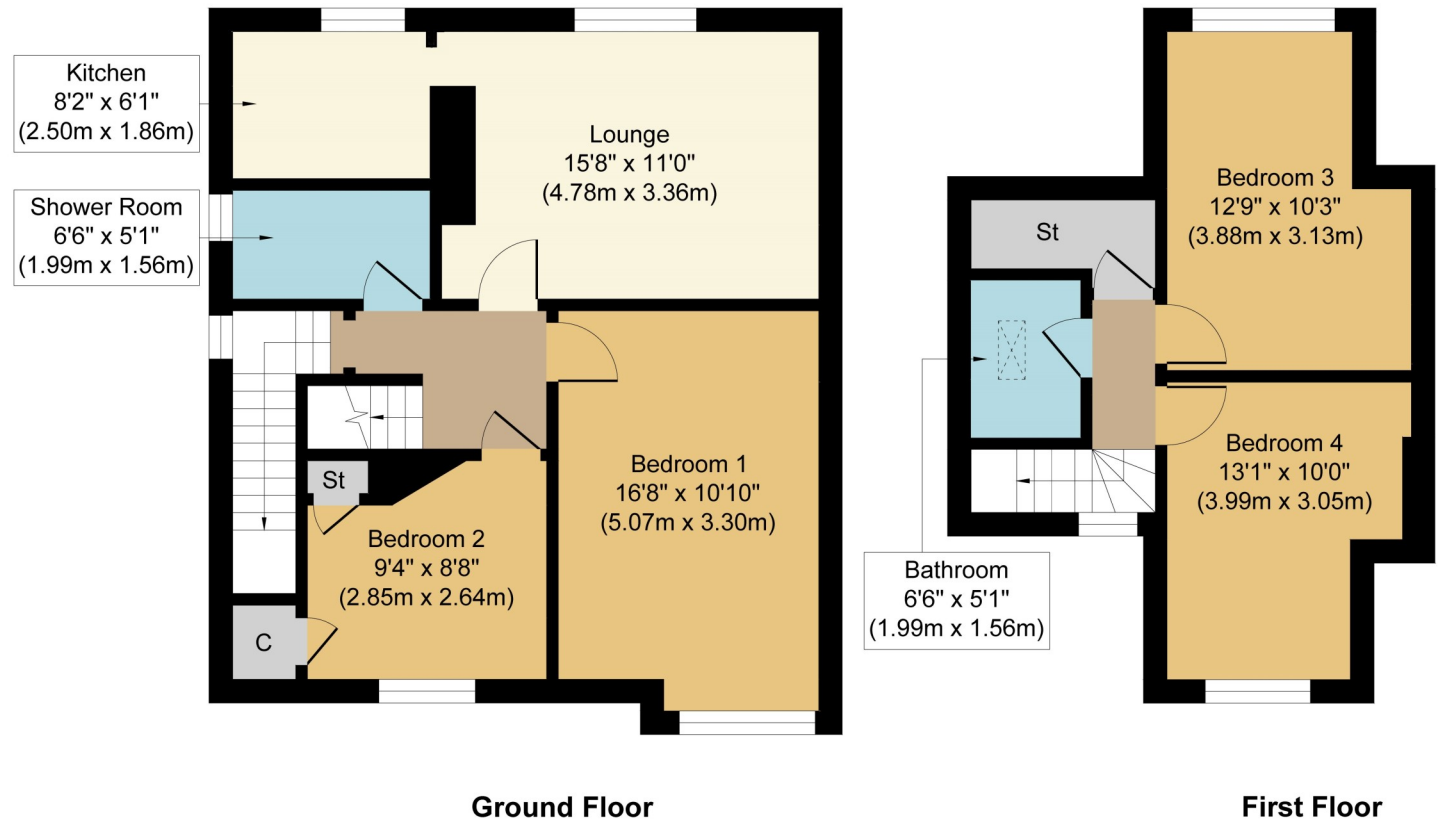
Extras: All floor coverings, curtains and light fittings. Other items available by separate negotiation.

Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email mam@caesar-howie.co.uk



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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